

PLANNING COMMISSION MINUTES OF SEPTEMBER 11, 2006

2006-0554 – Application for a Design Review on a 5,270 square-foot site to allow a new 1,529 square foot second-story addition resulting in a 51.7% Floor Area Ratio where 45% may be allowed without Planning Commission review. The property is located at **909 Amador Avenue** (near San Ramon Ave) in an R-0 (Low Density Residential) Zoning District. (APN: 205-06-049) SL

Trudi Ryan, Planning Officer, presented the staff report. She said staff is able to make the findings and recommends approval of the application.

Vice Chair Sulser opened the public hearing.

Jerry Shaw, designer and applicant, said he made an effort to integrate the home's design, put thought into the balance and tried to make the home attractive from the front and the sides. He said the higher Floor Area Ratio resulted, as the client desired larger bedrooms. He said he is available to answer questions.

Vice Chair Sulser closed the public hearing.

Comm. Babcock moved for Alternative 1 to approve the Design Review with the attached conditions. Comm. Simons seconded.

Comm. Babcock said that the design of the addition is very good and she thinks the home will fit nicely into the neighborhood.

Comm. Simons said this home will be a good addition to the neighborhood and that he really likes the design.

Comm. Rowe commented that the current home is attractive and well kept by the owner and she feels the addition would probably be well kept too. She said the addition would not affect the side, back, or front yards and that the design is very attractive.

ACTION: Comm. Babcock made a motion on 2006-0554 to approve the Design Review with the attached conditions. Comm. Simons seconded. Motion carried, 6-0, Chair Klein absent.

APPEAL OPTIONS: This decision is final unless appealed to the City Council no later than September 26, 2006.